

## **SELECT BOARD**

Minutes of Meeting of January 18, 2023. The hybrid meeting took place in person at the Public Safety Facility Community Room at 4 Fairgrounds Road; and, via remote participation using Zoom Webinar. Members of the Board present were Matt Fee, Dawn Holdgate, Malcolm MacNab and Brooke Mohr. Jason Bridges participated remotely. Vice Chair Holdgate chaired the meeting.

### I. CALL TO ORDER

Ms. Holdgate called the meeting to order at 5:31 PM following the Pledge of Allegiance.

### II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted with one item of New Business, as noted under New Business.

### III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the announcements:

#### 1. The Select Board Meeting is Being Audio/Video Recorded.

2. Sewer Force Main Project Update. Sewer Director David Gray provided an update on the project, noting that work is starting on Sea Street, which will be one of the more challenging areas to work in because of an existing force main and narrowness of the roadway. He said work at the other end of the project on South Shore Road is continuing. He said that work is slow because of the nature of the project but is progressing. Mr. Fee asked about sidewalk restoration work on North Water Street. Mr. Gray explained. Dr. MacNab, an abutter to the project at the Sea Street area, said that he has observed the project is causing his house to shake but that the contractor is very responsive. Mr. Gray said another public forum will be held in the coming weeks to let abutters know what is coming.

Ms. Gibson said that a large Elm tree on Easton Street near the Nantucket Hotel, is in poor condition and poses potential public safety issues, noting that it is scheduled to be removed next week and that the work to do so will be disruptive and the street will need to be closed to traffic and parking for a day or two.

3. Select Board Announcements/Comments. Dr. MacNab asked about the HDC “advisory committees” issue being brought back to the Board for a discussion. Ms. Holdgate responded and indicated she expects the matter to be on a Board agenda in early February.

Ms. Mohr announced that the state Department of Housing and Community Development (DHCD) has granted the Town, “Safe Harbor” from Chapter 40B housing developments, for two years until December 11, 2024 as result of 48 rental units and 2 homeownership units as part of the “Violet Place Acceleration Program” with the Richmond Group. She reviewed details of the units’ availability/progress for people to be able to move in. She thanked the Housing Office staff for their work to make this happen.

### IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS

No follow-up comments.

### V. PUBLIC COMMENT

No public comment.

## VI. NEW BUSINESS

The following item of New Business was added to the agenda: Request for Acceptance of Surrender of Seasonal Wine and Malt Beverages Restaurant License for Nantucket Hospitality Group, LLC dba Afterhouse.

Licensing Administrator Amy Baxter reviewed the request. Mr. Fee moved to accept the surrender as requested and to transfer the Common Victualler license from the surrenderer to the new applicant as indicated in the upcoming agenda item for a liquor license at 18 Broad Street; seconded by Dr. MacNab; so voted by roll call vote: Ms. Holdgate – Yes; Mr. Bridges – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; Mr. Fee – Yes.

## VII. APPROVAL OF MINUTES AND WARRANTS

Mr. Fee asked about numerous contracts being extended. Ms. Gibson explained that those are mostly a combination of lack of project management resources to complete in a timely manner; and projects that are complete except for required inspections. Ms. Mohr moved approval of items VII 1 – 3 as presented. Dr. MacNab asked that the minutes of January 11, 2023 be amended to reflect that he had asked a question about Article 7 in the draft 2023 town meeting warrant with respect to call firefighter and call EMT vs student police officer hourly rates. He noted that Ms. Gibson responded to him with the answer to that question via email. Ms. Gibson reviewed the answer and indicated the difference relates to the fact that the call positions are not permanent, and the student police officer would be someone at the police academy who is a provisional Town employee. Ms. Mohr amended her motion with the minutes as amended; seconded by Mr. Fee. So voted by roll call vote: Ms. Holdgate – Yes; Mr. Bridges – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; Mr. Fee – Yes.

1. Approval of Minutes of January 11, 2023 at 5:30 PM.

2. Approval of Treasury Warrants for January 18, 2023.

3. Approval of Pending Contracts for January 18, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

## VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Request for Approval of Application for Change of Manager of Annual All-Alcoholic Beverages Package Store License for Hatch's Package, LLC dba Hatch's Package Store from Robert Grangrade, Manager to Zachary Held, Manager, for Premises Located at 129 Orange Street. Ms. Baxter reviewed the application. Proposed manager Zach Held spoke on the application. Mr. Fee moved approval as presented; seconded by Ms. Mohr; so voted by roll call vote: Ms. Holdgate – Yes; Mr. Bridges – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; Mr. Fee – Yes.

2.3- Request for Approval of Application for Change of Manager of Annual All-Alcoholic Beverages Hotel License for The Restaurant at Easton Street, LLC dba Breeze Bar & Cafe from Jamie Holmes, Manager to Carlos Castrello, Manager, for Premises Located at 77 Easton Street. Ms. Baxter reviewed the application. Ms. Mohr moved approval as presented; seconded by Mr. Fee; so voted by roll call vote: Ms. Holdgate – Yes; Mr. Bridges – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; Mr. Fee – Yes.

## IX. PUBLIC HEARINGS

### 1. Public Hearing to Consider Application for New Seasonal Common Victualler with All-Alcoholic Beverages Restaurant License for Ethos Nantucket, LLC, Emily Dusseau, Manager, for Premises Located at 18 Broad Street; Request for Determination that the Premises Licensed to Sell Alcoholic Beverages is Not Detrimental to the Spiritual Activities of a Church Pursuant to Section 16C of MGL Chapter 138.

Ms. Holdgate opened the hearing. Ms. Baxter reviewed the application. She said that the public notice indicated a different person as manager; however, the correct person is listed on the Board's agenda. She said one change from the prior establishment is that this is for all-alcoholic beverages, the prior license at this location was for wine and malt beverages.

There being no public comment, Ms. Mohr moved to close the hearing; seconded by Dr. MacNab; so voted by roll call vote: Ms. Holdgate – Yes; Mr. Bridges – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; Mr. Fee – Yes.

Ms. Baxter said that the applicants have indicated they would like to have outdoor seating; however, she recommends that not be included at this point, pending a hearing planned in February for outdoor seating for several establishments.

Ms. Mohr moved approval as presented, with indoor seating only for now, with the determination that the premises licensed to sell alcoholic beverages is not detrimental to the spiritual activities of a church; seconded by Mr. Fee; so voted by roll call vote: Ms. Holdgate – Yes; Mr. Bridges – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; Mr. Fee – Yes.

### 2. Public Hearing to Consider Application for New Entertainment License for Ethos Nantucket, LLC, Lauren Schadt, Manager, for Premises Located at 18 Broad Street.

Ms. Holdgate opened the hearing. Ms. Baxter explained the application is for a “non-live” entertainment license, for background music/streaming only. Mr. Fee noted this is what the previous entertainment license allowed.

There being no public comment, Mr. Fee moved to close the hearing; seconded by Dr. MacNab; so voted by roll call vote: Ms. Holdgate – Yes; Mr. Bridges – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; Mr. Fee – Yes.

Mr. Fee moved approval as presented; seconded by Dr. MacNab; so voted by roll call vote: Ms. Holdgate – Yes; Mr. Bridges – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; Mr. Fee – Yes.

## X. TOWN MANAGER'S REPORT

### 1. Review of Proposed FY 2024 Enterprise Fund Budgets: Water, Sewer, Airport.

Ms. Gibson introduced the following to present and review their budget proposals:

David Gray, Sewer Director. Mr. Gray reviewed the presentation as contained in the Board's agenda packet and noted some other current projects underway, sewer and/or stormwater related. Ms. Mohr asked about staffing for the stormwater function that is being taken over by the Sewer Department. Mr. Gray explained that funding is being sought in FY 2024 for at least one new staff position for stormwater.

Mark Willett, Director, Nantucket Water. Mr. Willett reviewed the presentation as contained in the Board's agenda packet. Mr. Fee asked about revenue projected for FY 2024 vs prior years. Mr. Willett explained.

Noah Karberg, Airport Manager. Mr. Karberg reviewed the presentation as contained in the Board's agenda packet. Mr. Fee asked about a "geometry" study. Mr. Karberg explained this relates to Federal Aviation Administration (FAA) design standards. Ms. Mohr asked about non-aeronautical development. Mr. Karberg explained, noting that this is an opportunity for the Airport to gain non-aeronautical revenue and "diversify" its revenue portfolio.

### 2. Review of Proposed FY 2024 Capital Projects Funding Sources and Free Cash Allocation

Recommendations. Ms. Gibson introduced Director of Municipal Finance Brian Turbitt to review the presentation as contained in the Board's agenda packet. Mr. Turbitt reviewed the presentation. Ms. Mohr asked about timing for Wauwinet bike path funding. Mr. Turbitt explained that the proposed appropriation is necessary in order to secure federal grant funding. Mr. Fee said it was prudent to be putting funds into the various stabilization funds. Ms. Gibson asked the Board if they endorsed the recommendations made. The Board consensus was positive.

3. Continued Review of Town-Sponsored Warrant Articles for 2023 Annual Town Meeting and/or Ballot Questions for 2023 Annual Town Election; Review and/or Adoption of Draft 2023 Annual Town Meeting and Election Warrant. Ms. Gibson reviewed changes to the draft warrant since the Board's last meeting, including:

- additional article for Sewer District Map changes from the Planning & Land Use Services office and the Sewer Department
- removal of two zoning articles that are not ready yet
- some re-ordering of the articles as suggested by citizen sponsors
- some minor editing of the warrant articles

Ms. Gibson reviewed two potential ballot questions for operating overrides which will require the Board's approval: Solid Waste and Affordable Housing. Ms. Mohr explained the Affordable Housing Trust (AHT) position on the proposed override for affordable housing, indicating that the Trust is supportive of a choice for voters between the override option and a citizen warrant article that seeks to dedicate two-thirds of room occupancy tax revenue for affordable housing through a stabilization fund. Mr. Turbitt explained concerns as to the citizen warrant article which have been reviewed with the Finance Committee and the AHT. Mr. Turbitt explained the override proposal, noting that it would be a more stable and flexible funding source, for both the AHT's projects and Town Administration's ability to budget. Mr. Fee said while there is a need to fund housing, it needs to be prioritized properly. He said that rental housing should be the priority focus. Ms. Mohr said that rentals have been a priority focus over homeownership. She said that homeownership opportunities, however, are needed for Town employees – especially in such categories as public safety and teachers. She reviewed the flexibility that the override funding would provide with respect to borrowing, in particular. Mr. Fee said he worries that the Town "needs to take care of itself" with housing its employees. He said that demand for services is "off the charts". Discussion followed on AHT projects and plans for housing, including for Town employees. Mr. Fee said the Park Circle development is a good model for dense housing that accommodates a variety of needs. Some discussion followed. The Board indicated general support for a \$6.5m override for affordable housing. Discussion followed as to Select Board comments on warrant articles and when those will be made. Mr. Fee said he believes the Board should comment against the citizen article. He expressed concern about increasing numbers of overrides and amounts. Some discussion followed about the cost and the economy; number of ballot questions and how they are associated with the Board's strategic plan. Ms. Mohr said she considers the Wauwinet bike path a lower priority than the other items. Dr. MacNab said he feels there is too much money contained with

the ballot questions on the draft warrant but acknowledged he is not sure what to cut. Some discussion followed. Ms. Gibson reviewed the ballot questions from the 2022 annual town meeting and election warrant and suggested that the Board think about the questions currently on the draft 2023 warrant and be prepared to make decisions next week when the warrant needs to be adopted.

#### XI. SELECT BOARD'S REPORTS/COMMENT

1. Review Strategic Plan Update (Tabled from January 4, 2023). Ms. Gibson reviewed the documents in the Board's agenda packet. Strategic Projects Advisor Janet Schulte elaborated on the documents in the packet. Ms. Mohr commented on housing goal language to reflect what the intended activities are with housing. Housing Director Tucker Holland explained the proposed updated language further. The Board, with Ms. Gibson and Ms. Schulte proceeded to review the documents in the packet. After Board discussion about the various Strategic Plan focus areas, with goals and updated activities, Mr. Fee moved to adopt the updated document in the packet, including the addition of an "Establish Parking Commission" activity in the Transportation Focus Area; seconded by Ms. Mohr; so voted by roll call vote: Ms. Holdgate – Yes; Mr. Bridges – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; Mr. Fee – Yes.

2. Committee Reports. Dr. MacNab asked if departments could prioritize their budget requests. Mr. Fee asked if a joint meeting with the Conservation Commission (ConCom) has been scheduled yet, as discussed last week. Ms. Gibson said not yet. Ms. Mohr said she attended the ConCom meeting on January 12<sup>th</sup>, at which it seemed that many ConCom members were interested in a joint meeting. Mr. Fee said he is concerned that the Board's hoped for model for coastal erosion-related projects such as the Baxter Road alternative access relocation project with abutters conveying property rather than the Town using eminent domain to acquire it, may not materialize due to the Sconset Bluff erosion control project current status.

#### XII. ADJOURNMENT

Ms. Mohr moved adjournment at 7:33 PM; seconded by Mr. Fee; so voted by roll call vote: Ms. Holdgate – Yes; Mr. Bridges – Yes; Dr. MacNab – Yes; Ms. Mohr – Yes; Mr. Fee – Yes.

Approved the 25<sup>th</sup> day of January 2023.

**SELECT BOARD  
JANUARY 18, 2023 – 5:30 PM  
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD  
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR  
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- VI. 1. NEW BUSINESS: Request for Acceptance of Surrender of Liquor License for Afterhouse
- VII. 1. Draft minutes of 1/11/2023
- VII. 3. Pending Contracts spreadsheet
- VIII. 1. Hatch's Package Store Change of Manager application
- VIII. 2. Breeze Bar & Cafe Change of Manager application
- IX. 1 & 2. AIS re: new application for Common Victualler, Liquor and Entertainment licenses for Ethos; Town application; ABCC application; Site Plan; Public hearing notice; Abutter notification; Proposed new licenses; 2022 Afterhouse licenses; Determination letter
- X. 1. Links for Water, Sewer and Airport FY 2024 budget presentations
- X. 2. FY 2024 Capital Projects Funding recommendations & Free Cash Allocation recommendations
- X. 3. Draft 2023 ATM Warrant as of 1/13/2023
- XI. 1. Strategic Plan update; Comparison document